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July 27, 2007
WO# 6879

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, NV 89101

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**RE: FARM ROAD AND US 95 RETAIL CENTER: SITE DEVELOPMENT
PLAN AND WAIVER JUSTIFICATION (APN# 125-17-301-006 & 125-17-210-448)**

On behalf of the applicant, Greenstreet Properties, we are submitting for your approval a Site Development Review and Waiver request. Our client is requesting approval of these applications as an update to an existing, previously approved Site Development Review (SDR-7594).

The applicant is proposing an update to the commercial/retail site layout on the east side of Oso Blanca Road. Our client has acquired additional land adjacent to the original site area and proposes to incorporate that area into the development plan. This additional area is the result of negotiations with NDOT to tidy up the area to alleviate non-developable, left-over areas not needed by NDOT for US 95 right-of-way purposes. The applicant has also acquired approximately 1.7 +/- acres north of the site. The total developable area is approximately 11.4 +/- acres.

The Applicant has acquired said area and has developed a site plan that is quite similar in nature to the previously approved layout. The proposed building area has only slightly increased with the amended layout. The current total square footage is 110,773. The proposed buildings will be one story buildings. The buildings are broken down as follows:

Building Area:

Major Retail A	20,084 S.F.
Major Retail B	30,105 S.F.
Retail A	16,750 S.F.
Retail B	16,343 S.F.
Retail C	8,460 S.F.
Retail D	7,704 S.F.
Pad A	6,827 S.F.

SDR-23483

09/13/07 PC

Pad B	4,500 S.F.
Total Building Area	110,773 S.F.

Also the building site coverage is approximately 22 percent of the site. The applicant is providing 2.55 acres of open space, where 2.29 acres are required by code. A fifteen (15) foot landscape easement has been created along Oso Blanca Road to help buffer the site from public right-of-way. The proposed project will have two ingress/egress points. Both will be provided off of Oso Blanca Road. The first entrance will be approximately 50 foot right-of-way and the second will be provided off of Oso Blanca Road at the Farm Rd. alignment a 30 foot right-of-way. The site will be adequately parked; the applicant is proposing 608 parking spaces where 457 are required. Also the proposed landscape plan shows 1 tree per 6 parking spaces.

Waiver of Development Standards

The applicant is respectfully requesting a waiver to allow for a parking lot to be adjacent to a public right of way. Town Center standards require that building be sited along the right of way. We believe that due to the unique shape of the parcel and the fact that the parcel fronts on the inside of a very tight curve that this waiver request is justified. The parcel is long and narrow and forward line of sight triangles would be hampered should structures be placed along the right of way. The proposed site plan shows surface parking along the west property line adjacent to Oso Blanca Road. The applicant has buffered the parking lot from Oso Blanca Road with a 15 foot landscape easement. The applicant believes that this 15 foot landscape buffer will adequately offset waiving this Town Center standard. The applicant believes that health and safety of the residents will not adversely be affected by this change and will, in fact, improve the sight distance safety of the traffic flow.

Should you have any questions or comments please do not hesitate to contact me directly at 873-7550.

Sincerely

VTN Consultants



Brian J. Psioda
Zoning Administrator

Attachments

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SDR-23483
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